

CERTIFICATE OF APPROPRIATENESS**Application Date:** January 6, 2016**Applicant:** Alexander Ridgeway of Brickmoon Design for Cole Patchell, owner**Property:** 1201 Arlington Street, Lot 12 Block 89, Houston Heights East Subdivision. The property includes a historic 1,692 square foot Contributing Brick Bungalow Duplex, a 548 square foot Contributing Garage Apartment, and a 1,147 square foot Contributing Brick Bungalow situated on a 6,600 square foot (50' x 133') corner lot.**Significance:** Contributing Brick Bungalow Duplex constructed circa 1930 and a Brick Bungalow facing East 12th Street located in the Houston Heights Historic District East. A two-story Contributing garage-apartment exists between these two structures. A Certificate of Appropriateness to demolish the garage-apartment was granted in December of 2015.**Proposal:** Alteration – Addition. Revision. The applicant was deferred in January 2016 to connect the rear of a Contributing 1,387 square foot Bungalow Duplex with the east side of a 1,144 square foot Bungalow with a 1,687 square foot addition to create one 4,281 square foot structure.

The applicant now proposes to connect the rear of a Contributing 1,387 square foot Bungalow Duplex with the east side of a 1,144 square foot Bungalow with a 1,681 square foot addition to create one 4,212 square foot structure.

- Addition will have a width of 39' and a depth of 32' with a ridge height of 26.5
- Existing unpainted brick cladding will be painted
- Proposed project will involve constructing a two-story addition between (and abutting) the two existing one-story buildings. This will give the existing separate structures the appearance of a single, much larger structure.

At the January 2015 HAHC meeting, the Commissioners offered several suggestions to the applicant in order to make the proposal more appropriate. These included that the proposed addition be more compatible with the original scale of the existing garage (to be demolished). The addition should have a side gable roof, be lower, and connect further back to have some undulation differentiating the three pieces. Additionally, it was suggested that if that piece in the middle were rebuilt as new, as proposed, that it should be no wider than the exiting garage (to be demolished) and then feature recessive connectors.

See enclosed application materials and detailed project description on p. 4-21 for further details.

Public Comment: Public comment was received for this item, nine in support and two in opposition; please see Attachment A. See Attachment B for the letter that was circulated. See Attachment C for a petition that was circulated.**Civic Association:** No comment received.**Recommendation:** Denial - does not satisfy criteria 1, 4, 5, 8, 9, 10**HAHC Action:** Approved with Conditions: Do not paint brick.**CERTIFICATE OF APPROPRIATENESS****Basis for Issuance:** -**Effective:** -**PLANNING & DEVELOPMENT DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; <i>The proposed addition results in two separate Contributing structures being combined into a new taller and wider single structure. This alteration is incompatible with the historical character of the property, which originally featured three smaller structures.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; <i>The existing structure's modest stature, simple massing, and unpainted brick cladding are distinguishing qualities of this property and of other Contributing structures. The proposed activity of constructing a two-story addition to combine the Bungalow and Bungalow Duplex undermines these distinguishing qualities by resulting in a single structure that is significantly larger and more complex. The proposed activity of painting the existing unpainted brick undermines this distinguishing quality by potentially permanently damaging the historic brick cladding. Installing a combination of fixed and operable divided-lite doors on the front of the addition (facing E 12th) creates a more modern design not typically found on bungalows within the context area and does not preserve the character of the existing structures.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; <i>The unpainted brick cladding on the Bungalow and Bungalow Duplex is a distinctive stylistic exterior feature. The proposed activity of painting the brick represents a failure to preserve this quality by permanently altering the texture of the brick surface. Painting brick that was not intended to be painted will ruin the masonry as the existing porous brick surface will not be able to function properly.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; <i>The proposed painting of existing unpainted masonry cladding will impair the integrity of this historic material. Unpainted brick features a permeable surface that needs to be exposed to the elements in order to function. Sealing this surface with paint will prevent the brick from "breathing," which may result in expansion, cracking, and splitting.</i> |

- ☐ ☒ ☐ (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located;
The proposed addition creates a single large structure, which is of an incompatible size and scale compared to two smaller separate structures and other Contributing structures. The proposed painting of the existing unpainted brick cladding destroys a significant amount of historical and architectural material.
- ☐ ☒ ☐ (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area;
The proposed addition creates a single large structure, which is of an incompatible size and scale compared to the two smaller separate buildings and other Contributing structures found within the context area.
The proposed addition should be more sensitively attached to the existing buildings, to create a more standalone feature (more closely resembling the development pattern of the existing garage before demolition). A more clear delineation of the three masses could be achieved by separating the addition with gaps between the existing buildings. These gaps can be bridged by simple halls, connecting the original buildings to the addition. The eaves of the proposed connectors should be lower than the existing eaves.
- ☒ ☐ ☐ (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

At the January 2016 HAHC meeting staff gave several suggestions to make the proposal more compatible, including revising the addition to limit its size roughly within the footprint of the existing garage apartment that is approved to be demolished; Connect the Bungalow and Bungalow Duplex to the new addition by small hyphens; Not constructing a unifying roof structure over all three structures; Not removing a historic window on the Bungalow; Not bumping the wall out at the rear of the north elevation of the Bungalow Duplex; and Not painting the existing unpainted brick cladding.

Staff has reiterated to the applicant on numerous occasions, even prior submitting an application, to roughly retain the footprint of the existing garage and to connect all three buildings with small hyphens. As stated above and at the January 2016 meeting, these suggested revisions would result in clearer delineation between the existing and proposed structures.



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST



CURRENT PHOTO

BUNGALOW FACING EAST 12th STREET



CURRENT PHOTO

BUNGALOW DUPLEX FACING ARLINGTON STREET



NEIGHBORING PROPERTIES



1207 Arlington – Contributing – 1915 (neighbor to the north)



311 E 12th Street – Contributing – 1930 (neighbor to the west)



1202 Arlington – Contributing – 1905 (across street)



1141 Arlington – Contributing – 1915 (across 12th street)



1211 Arlington – Noncontributing – 1992 (neighbor two doors to the north)



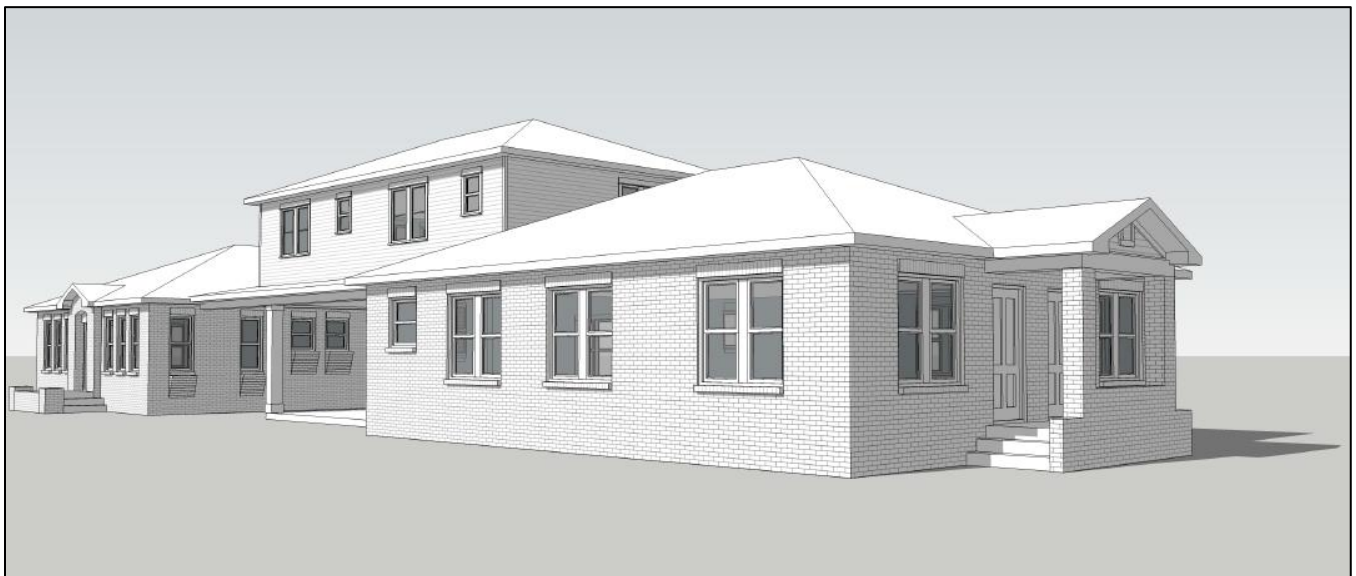
1206 Arlington – Contributing – 1915 (across street)

3D RENDERING

FACING SOUTHEAST (THE CORNER OF ARLINGTON AND EAST 12TH)
(DEFERRED JANUARY 2016)



PROPOSED

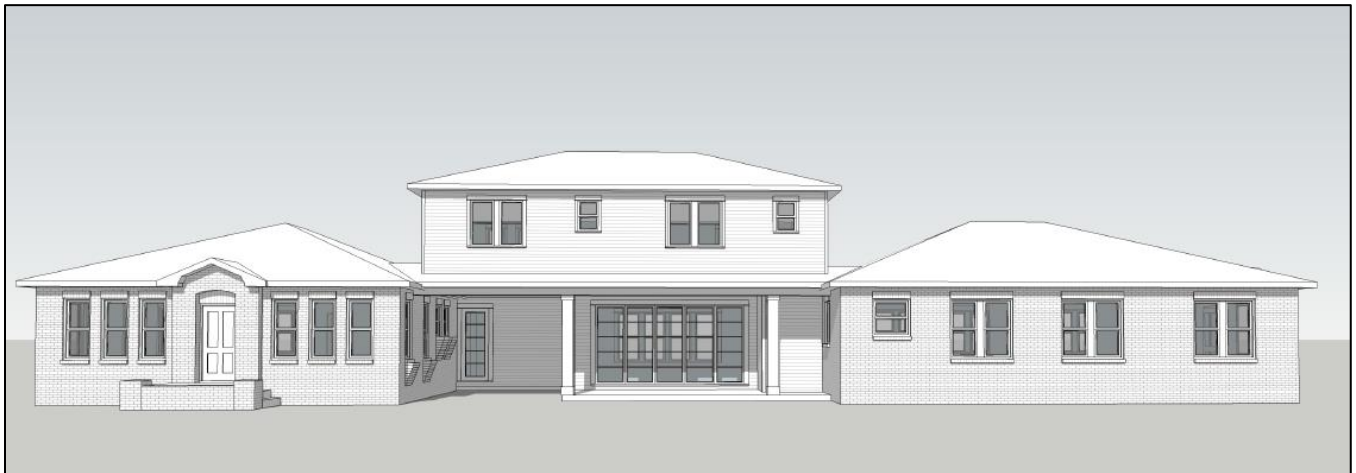


3D RENDERING

FACING EAST 12TH STREET VIEWING NORTH
(DEFERRED JANUARY 2016)



PROPOSED



EAST ELEVATION – FRONT FACING ARLINGTON STREET

EXISTING



DEFERRED JANUARY 2016

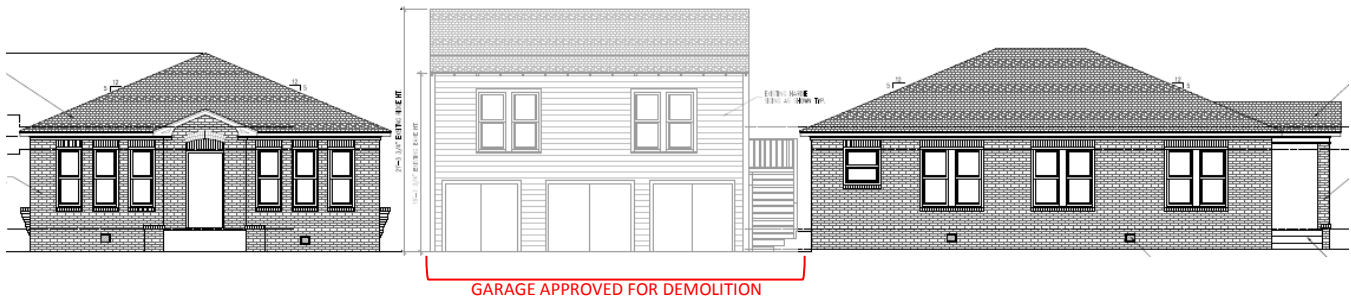


PROPOSED

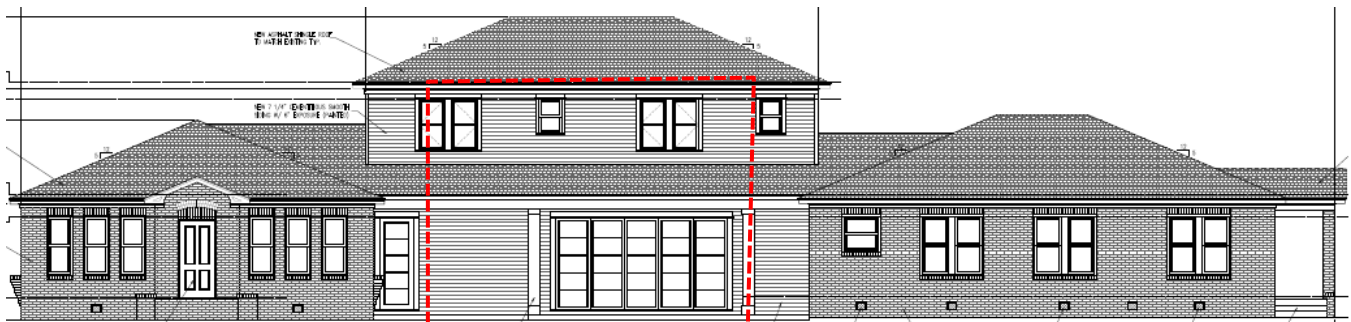


SOUTH FACING EAST 12th STREET

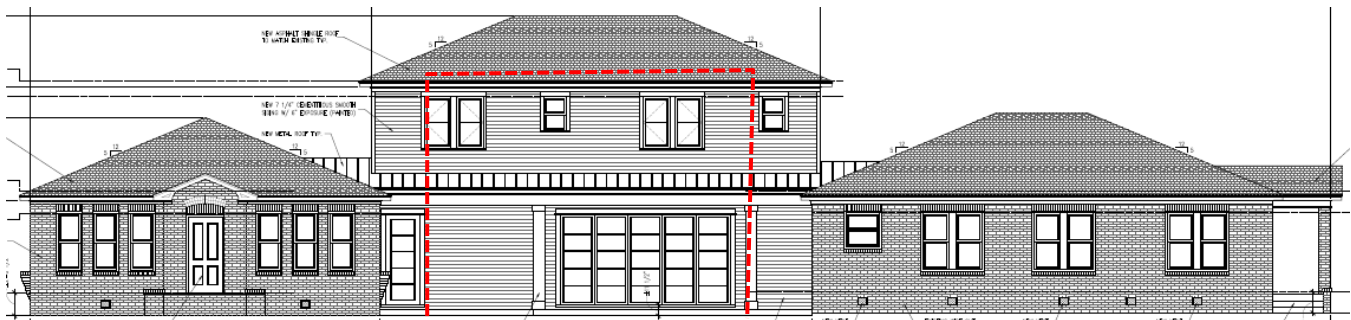
EXISTING



DEFERRED JANUARY 2016

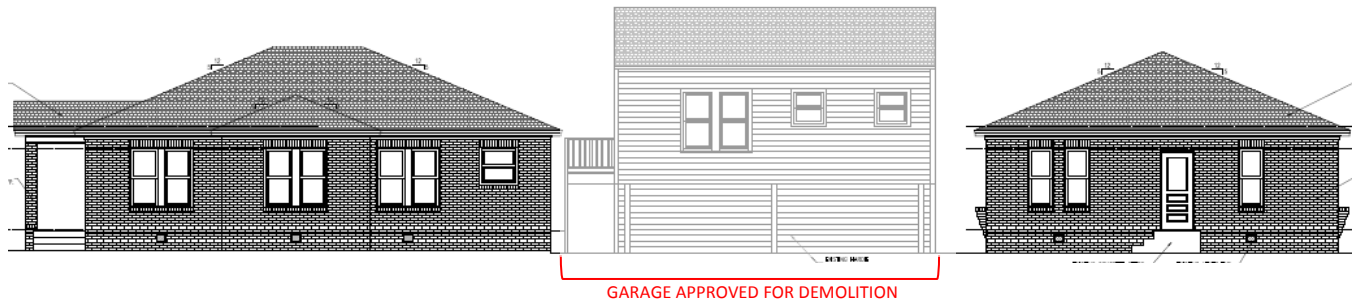


PROPOSED

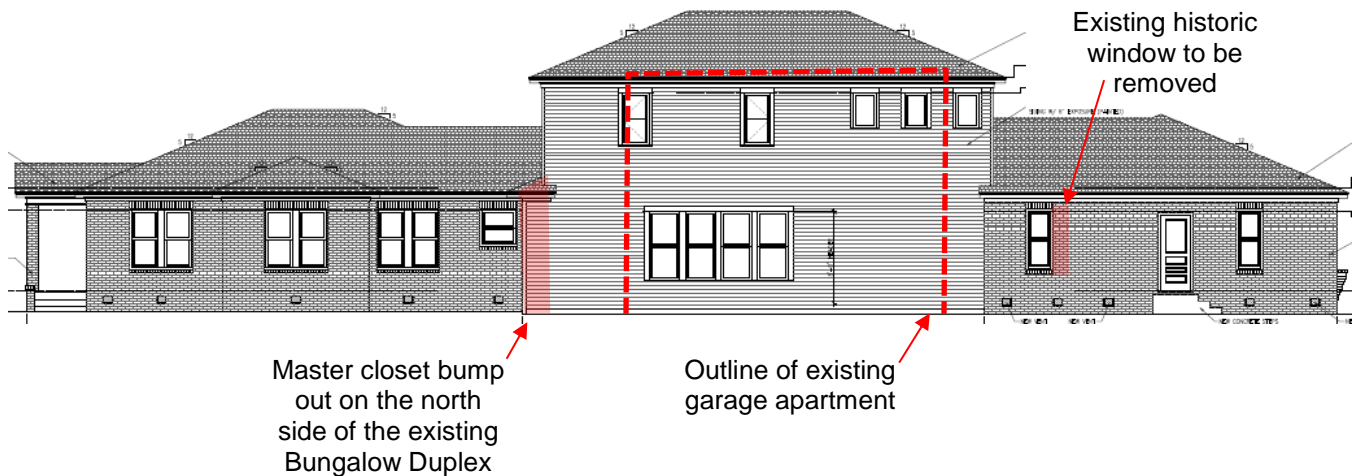


NORTH SIDE ELEVATION

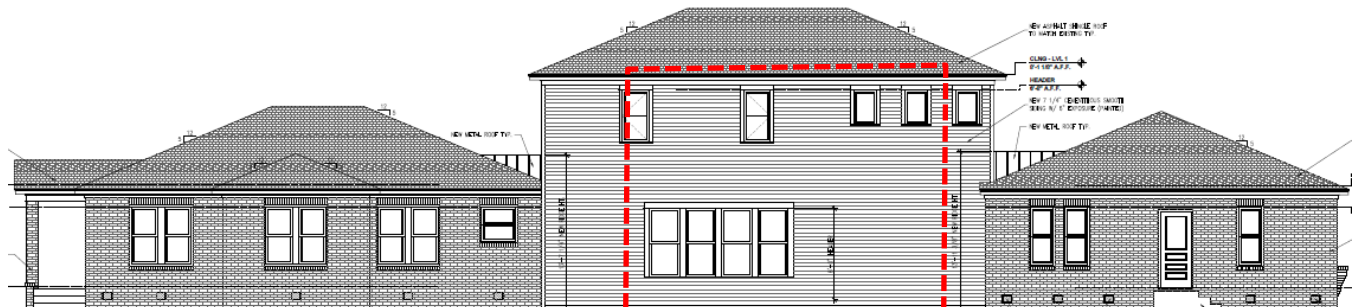
EXISTING



DEFERRED JANUARY 2016

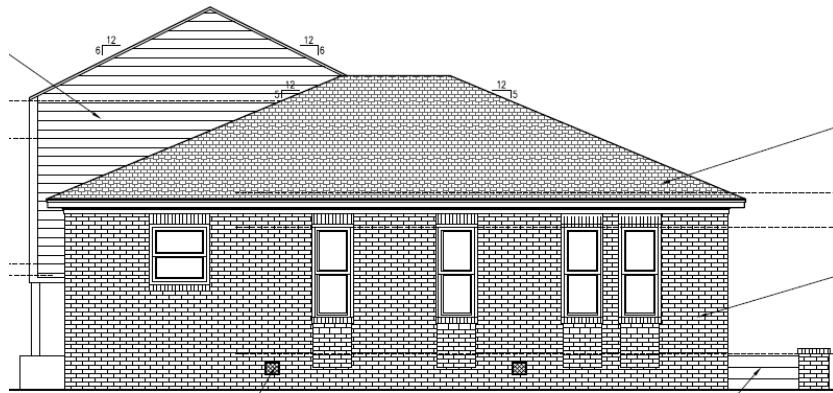


PROPOSED

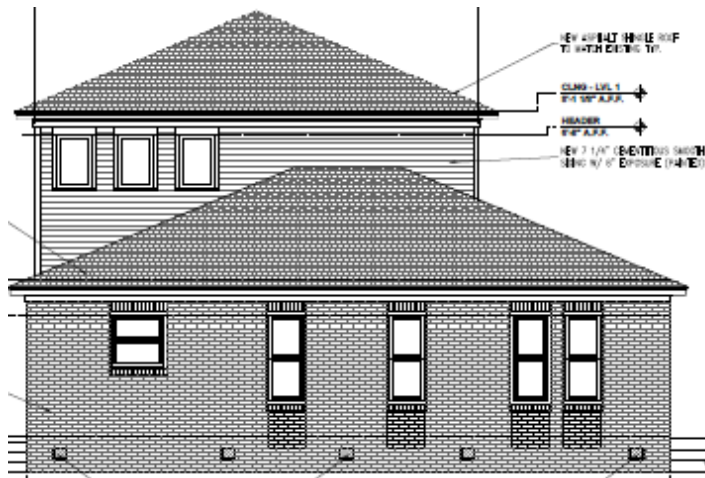


WEST (REAR) ELEVATION

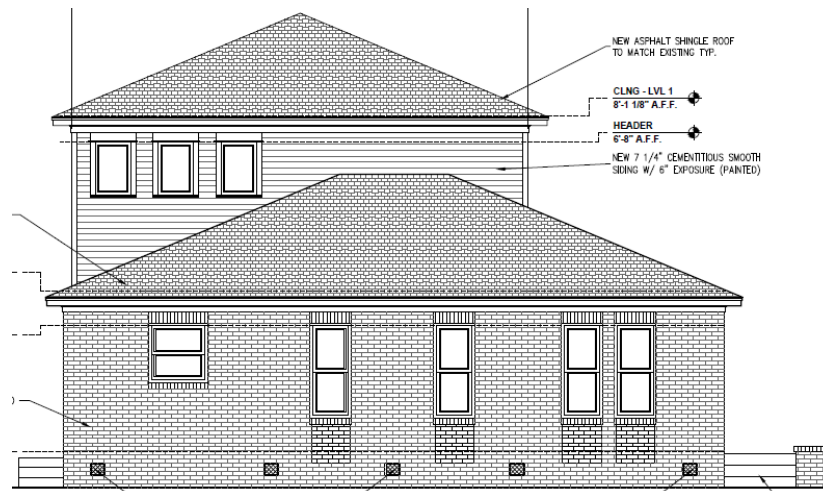
EXISTING



DEFERRED JANUARY 2016



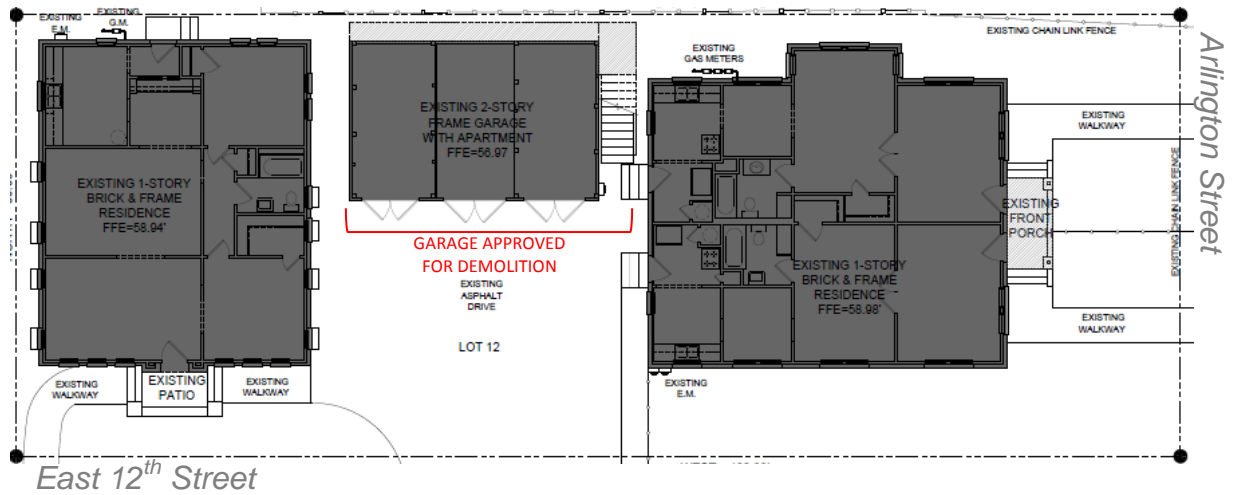
PROPOSED



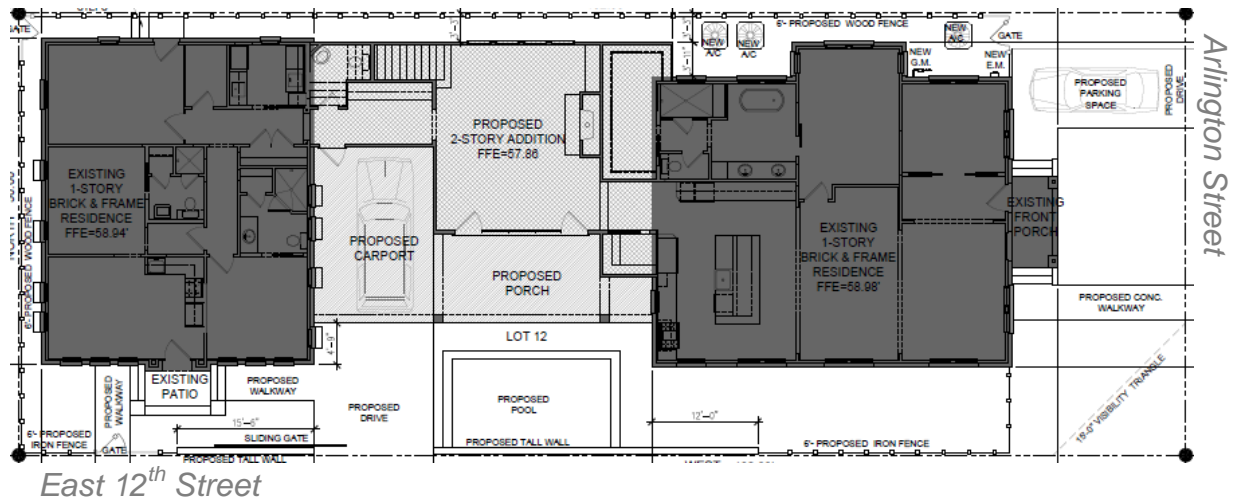


SITE PLAN

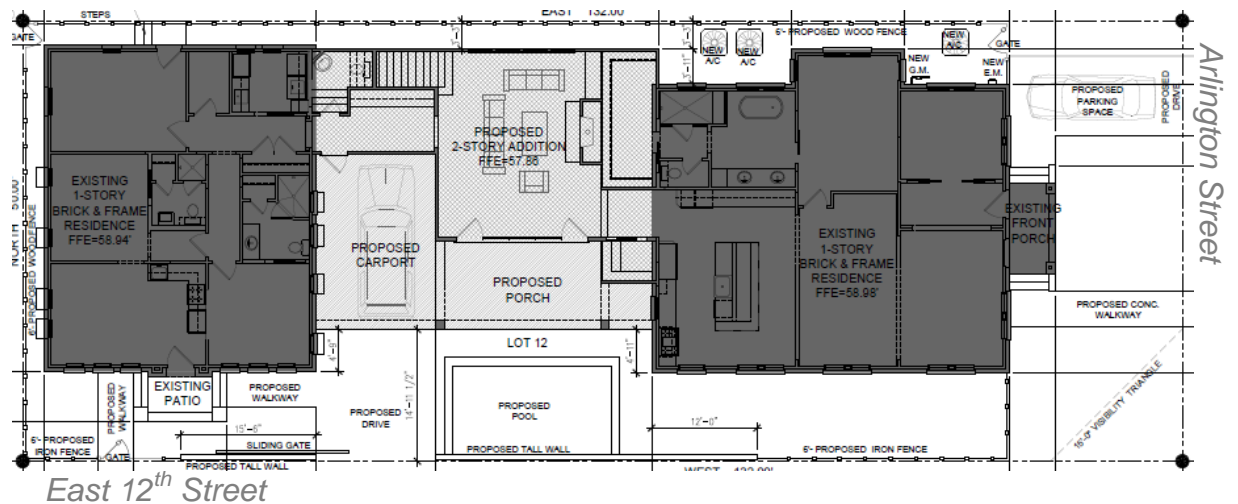
EXISTING



DEFERRED JANUARY 2016

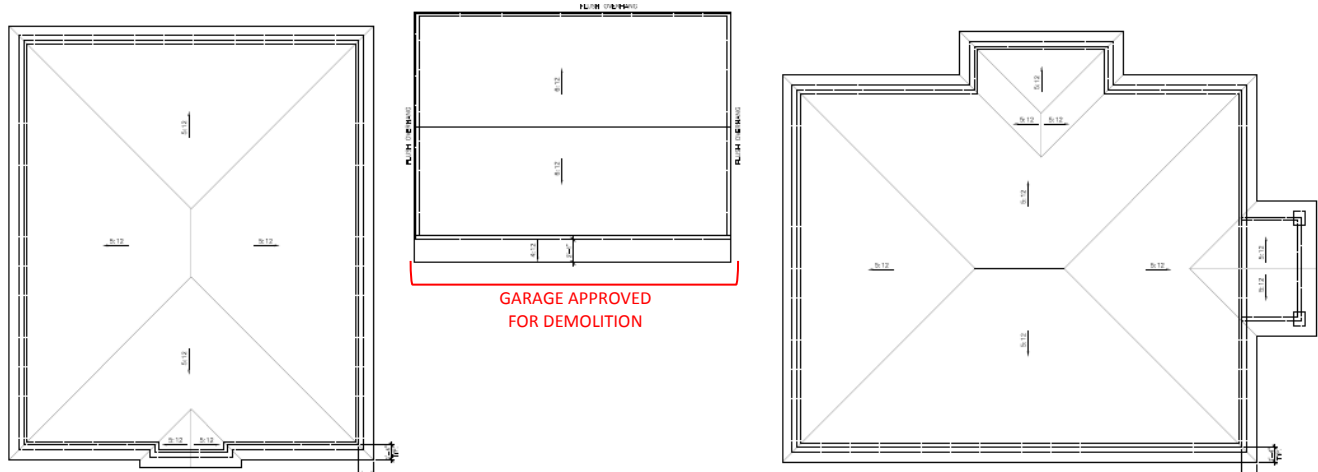


PROPOSED

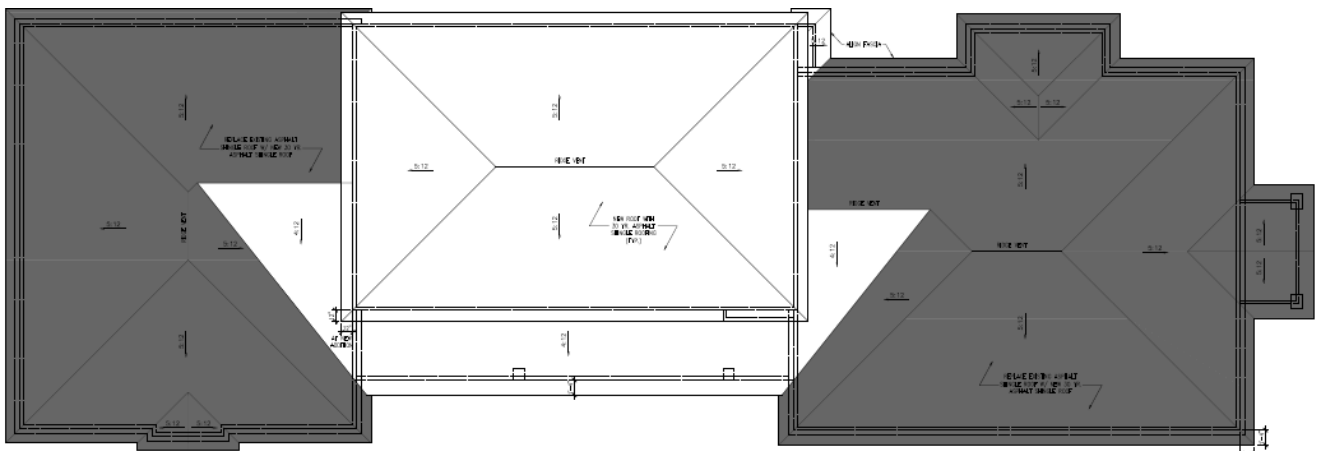




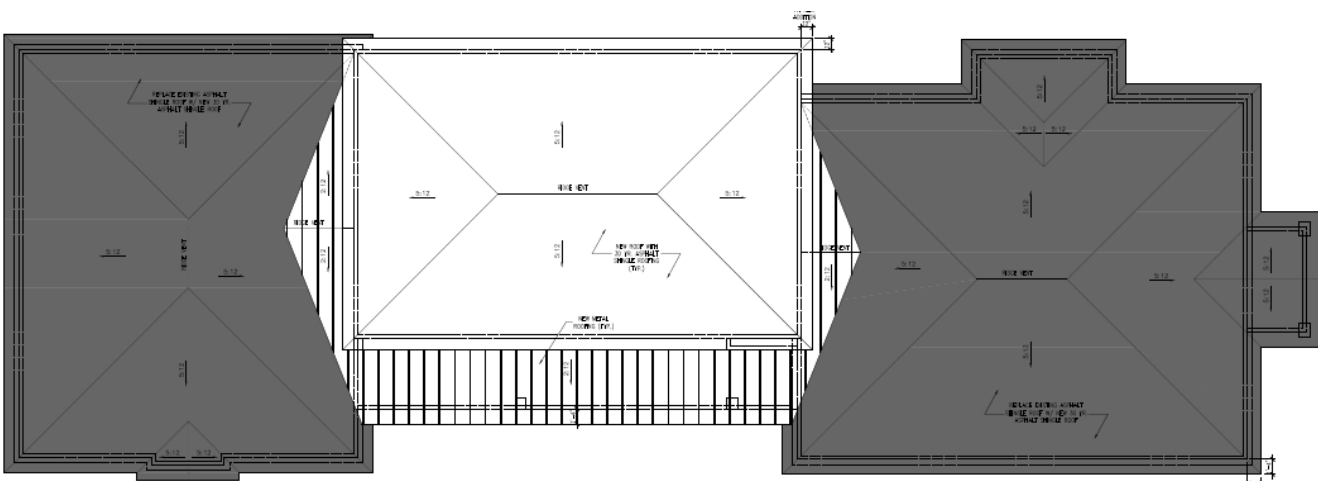
**ROOF PLAN
EXISTING**



DEFERRED JANUARY 2016



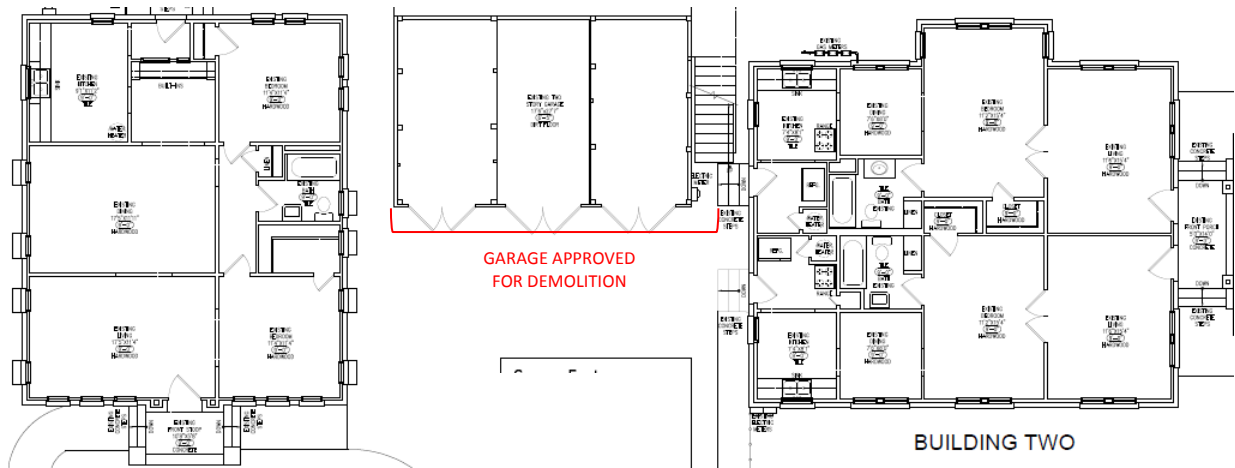
PROPOSED





FIRST FLOOR PLAN

EXISTING



Existing historic window to be removed

DEFERRED JANUARY 2016

Master closet bump out on the north side of the existing Bungalow Duplex



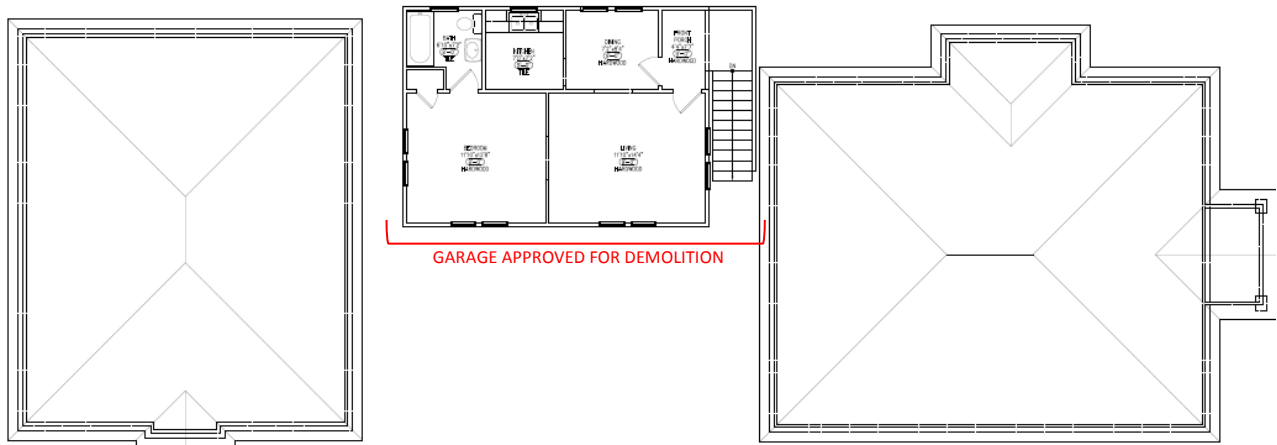
PROPOSED



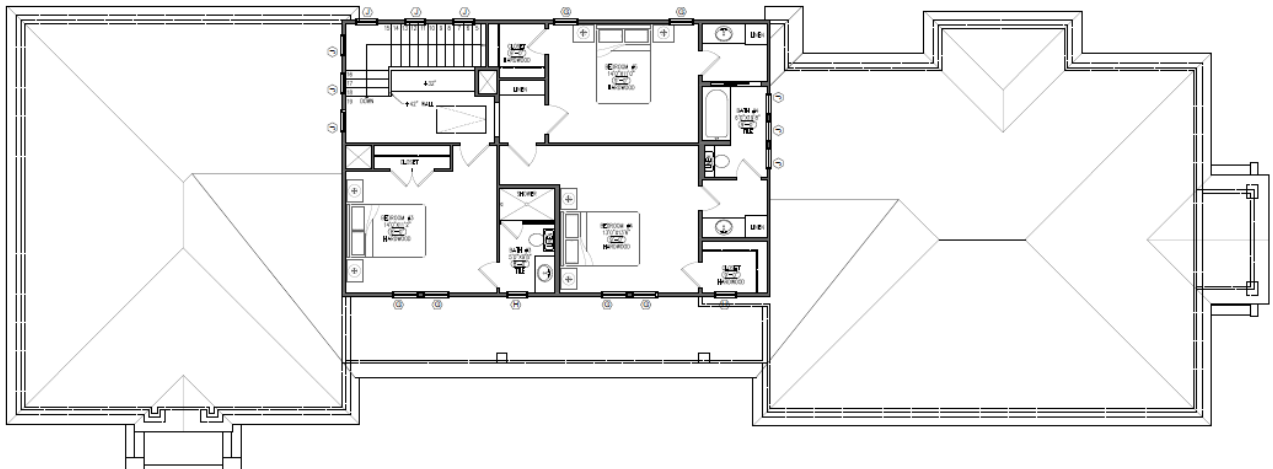


SECOND FLOOR PLAN

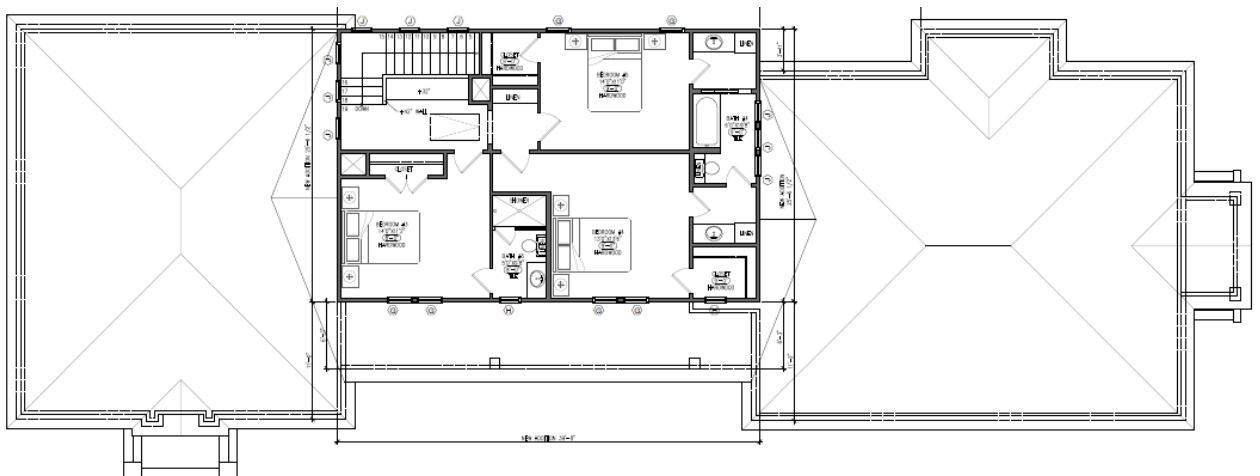
EXISTING



DEFERRED JANUARY 2016



PROPOSED



WINDOW / DOOR SCHEDULE

| WINDOW SCHEDULE | | | | | | |
|-----------------|-----|--|--------|-------------|------|---|
| MARK | QTY | WIDTH | HEIGHT | TYPE | WALL | DESCRIPTION |
| Ⓐ | 16 | 2'-4" | 5'-0" | SINGLE HUNG | 2X4 | EXISTING WINDOWS TO REMAIN (FIELD VERIFY) |
| Ⓑ | 3 | 3'-0" | 3'-0" | SINGLE HUNG | 2X4 | EXISTING WINDOWS TO REMAIN (FIELD VERIFY) |
| Ⓒ | 15 | 2'-0" | 5'-0" | SINGLE HUNG | 2X4 | EXISTING WINDOWS TO REMAIN (FIELD VERIFY) |
| Ⓓ | 2 | 2'-4" | 3'-0" | SINGLE HUNG | 2X4 | EXISTING WINDOWS TO REMAIN (FIELD VERIFY) |
| Ⓔ | 4 | 2'-8" | 6'-0" | DOUBLE HUNG | 2X4 | FAMILY |
| Ⓕ | 1 | 2'-4" | 3'-6" | DOUBLE HUNG | 2X4 | KITCHEN |
| | | | | | | |
| Ⓖ | 6 | 2'-4" | 4'-6" | CASEMENT | 2X4 | BEDROOMS #3, #4 AND #5 |
| Ⓗ | 2 | 2'-0" | 3'-0" | DOUBLE HUNG | 2X4 | BATH #3 AND #4 |
| Ⓙ | 9 | 2'-0" | 3'-0" | FIXED | 2X4 | STAIR AND BATH #4 |
| DOOR SCHEDULE | | | | | | |
| MARK | QTY | WIDTH | HEIGHT | TYPE | WALL | DESCRIPTION |
| ① | 2 | NEW DOOR TO MATCH OPENING (FIELD VERIFY) | | | | |
| ② | 1 | NEW DOOR TO MATCH OPENING AND TO BE FIXED (FIELD VERIFY) | | | | |
| ③ | 1 | NEW DOOR TO MATCH OPENING (FIELD VERIFY) | | | | |
| ④ | 1 | (5) 3'-0" | 8'-0" | EXTERIOR | 2X4 | FAMILY (2 OPERABLE AND 3 FIXED) |

FRONT DOORS

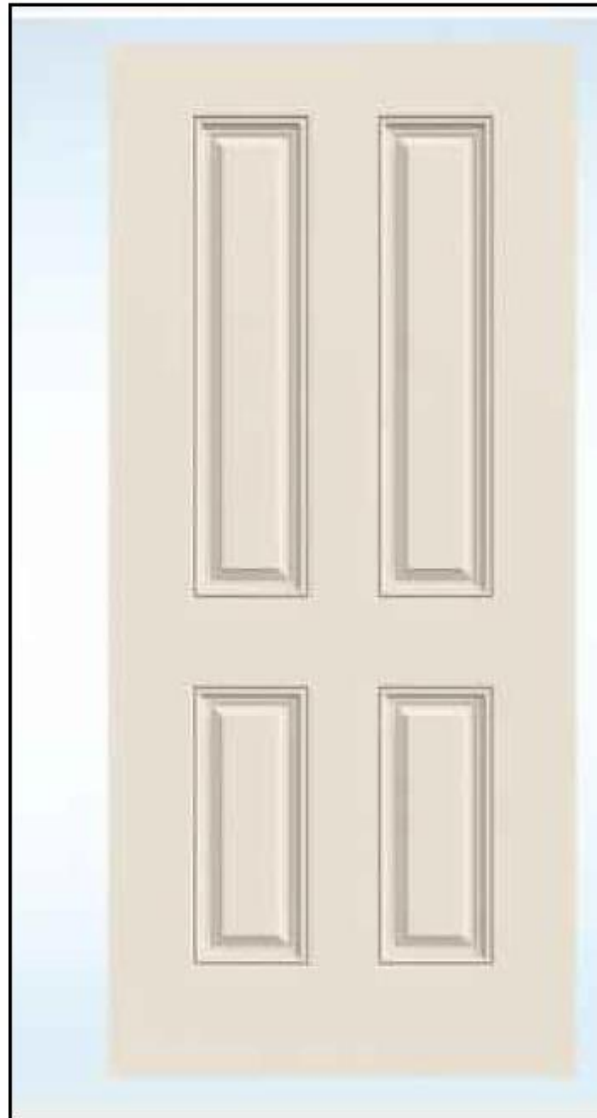
EXISTING – BUNGALOW DUPLEX



EXISTING BUNGALOW



PROPOSED REPLACEMENT DOOR



PROJECT DETAILS

Shape/Mass: Bungalow Duplex: Faces Arlington Street. The existing 1,387 square foot one-story residence measures 45'-11" wide by 36'-8" deep and features an eave height of 9'-11" and a ridge height of 17' 8".

Bungalow: Faces East 12th Street. The existing 1,144 square foot one story residence measures 30'-11" wide by 37' deep and features an eave height of 10'-2" and a ridge height of 17'-6".

Garage to be Demolished: The existing garage is located between the two existing Bungalows. The existing garage has a width of 32'-6", a depth of 20'-2", a ridge height of 21'-3³/₄", and an eave height of 16'-3¹/₄". The existing garage was located 4'-5" from the existing bungalow (to the west) and 5'-6¹/₂" from the existing bungalow duplex (to the east). A COA for demolition of the garage was granted in December 2015.

Deferred January 2016: The proposed 1,724 square foot two-story addition will face East 12th Street and will connect the rear of the Bungalow Duplex with the east side of the Bungalow. The addition will combine these two contributing structures into one. The addition will measure 40' 7" wide by 31' 9" deep and will feature an eave height of 20' 2" and a ridge height of 26' 5". The addition will encroach over the rear 3' of the north wall of the Bungalow Duplex, resulting in the removal of 3' of the existing north side wall.

When viewed from East 12th Street the proposed combined structure will measure 115' wide by 37' deep with an eave height of 20' 2" and a ridge height of 26' 5".

Proposed: The proposed 1,687 square foot two-story addition will face East 12th Street and will connect the rear of the Bungalow Duplex with the east side of the Bungalow. The addition will combine these two contributing buildings into one structure. The addition will have a maximum width of 38'-11" and a maximum depth of 31'-10¹/₂" and will have a ridge height of 26'-3". The first-story of the addition will be comprised of continuous inset walls enclosing three masses under a covered porch and carport. The first mass will be inset 10'-2" from the southern wall of the bungalow duplex and will be 5'-10" wide by 4'-9¹/₂" deep. The second mass will be inset the additional depth of the first mass and will be 18'-9¹/₂" wide by 9'-10" deep. The third mass will be inset the additional depth of the second mass and run 13'-6¹/₂" into the adjacent Bungalow. A 13'-6¹/₂" wide by 19'-10¹/₂" covered carport is located in front of this mass and will be inset 4'-9" from the eastern wall of the Bungalow. The proposed 24'-7¹/₂" wide by 10'-0¹/₂" wide porch will be inset 4'-11" from the rear wall of the Bungalow Duplex. The proposed second-story will be 39'-8" wide by 25'-6¹/₂" deep. The second-story will be inset 6'-3" from the first-story roof (11'-0" from the front of the bungalow and 11'-2" from the south side of the bungalow duplex).

When viewed from East 12th Street the proposed combined structure will measure 115' wide by 37' deep (42'-8" deep including the front stoop) with a ridge height of 26'-3". The proposed eastern connector roof will have a ridge height of 13'-7¹/₄" while the western connector roof will have a height of 13'-11 3/8". Although the ridge height of the connector roofs have been lowered, the eave height of the connector roof is taller than the existing eaves of the adjacent bungalows. However, the porch header height is lower than the existing eaves at 9'-8 5/8". See drawings for more detail.

Setbacks: Existing: The existing Bungalow Duplex is situated 19' 8" from the front (east) property line, 10' from the south and 3' 3" to the north. The existing bungalow is situated 4' 6" from the front (south) property line, 2' 9" from the north, and 2' 6" from the west.

Proposed: The proposed first-story of the addition will be setback 14'-11¹/₂" from the south property line. The addition will be inset 4'-9" from the eastern wall of the existing bungalow (to the west) and 4'-11" from the rear wall of the bungalow duplex (to the east). The rear of the addition will be setback 3'-3" from the north property line. See drawings for more detail.

Foundation: The existing Bungalow Duplex is situated on a pier and beam foundation with a 1'-9" finished floor height. The existing Bungalow is also situated on a pier and beam foundation but with a 2'-0" finished floor height. The proposed addition will feature a concrete slab foundation with an 11½" finished floor height. Vents will be installed at the existing crawlspace. See drawings for more detail.

Windows/Doors: Deferred January 2016: The existing structures both feature historic wood 1-over-1 windows. The applicant proposes to remove one of them on the north elevation of the Bungalow and to cover the opening with painted brick. The rest of the windows on both structures will be retained. The proposed addition will feature wood 1-over-1 and casement windows.

The existing structures feature three non-original front doors. The applicant proposes to replace these with new recessed panel doors. The two existing door openings on the Arlington Street side of the Bungalow Duplex will be retained.

Proposed: Both existing structures feature historic wood 1-over-1 windows. All of the existing windows on both buildings will be retained. The proposed addition will have wood 1-over-1 double-hung and casement windows.

The existing structures feature three non-original front doors. The applicant proposes to replace these with new recessed panel doors. The two existing door openings on the Arlington Street side of the Bungalow Duplex will be retained. A combination of fixed and operable divided-lite doors will be installed on the front of the addition under the porch. See drawings for more detail.

Exterior Materials: The existing structure features wire cut unpainted brick. The applicant proposes to paint over all of it. The proposed addition will feature horizontal lap cementitious siding with a 6" reveal. See drawings for more detail.

Roof: Existing: Both existing structures feature composition shingle hipped roofs with a roof pitch of 5:12 and an eave height of 10'-2" for the bungalow (west building) and 10'-5" for the bungalow duplex (east building).

Deferred January 2016: The addition will feature a composition shingle hipped roof with a 5:12 pitch over the second floor. The addition will have an eave height of 20'-2". The first floor of the addition will feature a composition shingle roof with a 4:12 pitched roof connecting all three structures.

Proposed: The addition will feature a composition shingle hipped roof with a 5:12 pitch over the second floor. The addition will have an eave height of 20'-2". The first floor of the addition will feature a metal roof with a 2:12 pitched roof connecting all three structures. The proposed eastern connector roof will have a ridge height of 13'-7¼" while the western connector roof will have a height of 13'-11 3/8". Although the ridge height of the connector roofs have been lowered, the eave height of the corrector roof is taller than the existing eaves of the adjacent bungalows.

Front Elevation: Please see elevation drawings for details.
(East)

Side Elevation: Please see elevation drawings for details.
(South)

Side Elevation: Please see elevation drawings for details.
(North)

Rear Elevation: Please see elevation drawings for details.
(West)

ATTACHMENT A

PUBLIC COMMENT

ATTACHMENT B
CIRCULATED LETTER

ATTACHMENT C
CIRCULATED PETITION